



# Price Guide £205,000

A two bedroom terrace property situated in this desirable cul-de-sac location having a private and enclosed rear garden. In need of updating yet having great potential and is offered with no onward chain.

The accommodation comprises entrance hall, kitchen/dining room, lounge whilst to the first floor two bedrooms with the master bedroom having an en-suite facility and family bathroom.

Additional benefits include wooden double glazed windows, gas fired central heating and off road parking.

Abbeymead has amenities to include a primary school, a public house, a Tesco Express, hairdresser and The Polash Indian restaurant. Among Abbeymead's many open spaces lies a skateboarding amenity, Clock Tower Park and, a local nature reserve at Hucclecote Meadows, which has been designated as a Site of Special Scientific Interest. A public transport service provides access to and from Gloucester City Centre where a more comprehensive range of amenities can be found.



Wooden part glazed door leads into:

## ENTRANCE HALL

Power point, radiator, coat hooks, door through to:

## KITCHEN/DINER

12'7" x 8'7" (3.85m x 2.62m)

A fitted kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, tiled splashbacks, stainless steel sink and drainer unit, space and plumbing for automatic washing machine, space for fridge, space for cooker, wall mounted Potterton boiler supplying the gas central heating, radiator, tiled floor, wooden double glazed window to front aspect.

## LOUNGE

14'1" x 12'0" (4.30m x 3.66m)

Adam style fireplace and hearth, power points, radiator, stairs leading off, aluminium double glazed sliding patio doors onto the private rear garden.

From the lounge stairs lead to the first floor.

## LANDING

Access into the roof space, power point.

## BEDROOM 1

12'5" x 12'0" (3.81m x 3.68m)

Power points, radiator, wooden double glazed window to front aspect, archway leading into:

## SHOWER ROOM

Shower cubicle with an electric Mira shower, wash hand basin with a vanity unit below, tiled splashbacks, extractor.

## BEDROOM 2

9'10" x 6'2" (3.01m x 1.90m)

Power points, radiator, airing cupboard housing the immersion heater supplying the hot water, wooden double glazed window to rear aspect.

## BATHROOM

White suite comprising panelled bath, close coupled w.c., pedestal wash hand basin, tiled splashback, wooden double glazed opaque window to rear aspect.

## OUTSIDE

To the front there is a hardstanding and an area for bins. There is also a pathway leading to the front door and off road parking for one vehicle.

To the rear the garden has a decked area and is primarily laid to lawn having mature shrubs, trees and bushes. A timber gate gives access to the rear of the property and all is private and enclosed by a combination of timber panel fencing.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

Proceed along Abbeymead Avenue and on approaching the roundabout take the turning right into The Oaks and proceed along here and take the first left hand turning into The Maples where the property can be located.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).